

Mono County Planning Commission

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MINUTES

Jan. 9, 2003

(Adopted Feb. 13, 2003)

COMMISSIONERS PRESENT: Scott Bush, Rick Kattelmann, Steve Shipley, Bill Waite
STAFF PRESENT: Scott Burns, CDD director; Greg Newbry & Keith Hartstrom, senior planners; Mike Garcia, compliance specialist; Mark Magit, deputy county counsel; C.D. Ritter, commission secretary

1. **OPENING OF MEETING:** Chair Bill Waite called the meeting to order at 10:28 a.m.
2. **PUBLIC COMMENT:** No comment.
3. **MEETING MINUTES:** Review minutes of last meeting. **MOTION:** Adopt the minutes of Dec. 12, 2002, as submitted. (Bush/Kattelmann. Ayes: 4-0. Absent: Miller)
4. **CONSENT AGENDA: APPROVAL OF FINAL TRACT MAP 37-47B/Haber**
Continued to Feb. 13, 2003.

5. PUBLIC HEARING

MAP EXTENSION OF TENTATIVE TRACT MAP 37-49/Rimrock Ranch. *The proposed Rimrock Ranch project would divide APN 64-100-41, totaling 70.53 acres, into 34 lots, with 12 lots in Phase 4. The Rimrock Ranch Specific Plan area is located south and west of existing development along Rimrock Drive in Wheeler Crest, immediately west of the Pinon Ranch subdivision, in the southern portion of Mono County. Access to the property is from the north via Valley View Road and Rimrock Road. The property is designated Specific Plan in the General Plan.*

Senior Planner Keith Hartstrom reviewed the proposed extension. The applicant could hold off a couple months to see if DFG or a conservancy agency might purchase portions of the property. OPEN PUBLIC HEARING. No comment. CLOSE PUBLIC HEARING. **MOTION:** Adopt the proposed extension. (Kattelmann/Shipley. Ayes: 4-0. Absent: Miller.)

6. WORKSHOPS:

A. CALIFORNIA TRANSPORTATION PLAN, 2025: Forest Becket, Caltrans

The document is a two-year vision of California with all modes of transportation. As federally required, Gov. Davis asked Caltrans to update transportation plans, obtain funding, and go through a public review process for diverse input to make it a people's document. The plan includes a vision statement and system goals. The challenge is for agencies to talk to each other, Becket said. By 2025, California's population is projected to increase by 11 million people. Development is sprawling in urban areas, and there is more demand on services. About 80% of California's roads

are rural. The plan identifies rural issues and strategies. The idea is to enhance what exists, not build or pave more, thereby increasing capacity.

Commissioner Waite asked whether “enhancing” meant widening US 395. Becket described a \$1 billion project under way near Adelanto. The remaining Hwy. 14/US 395 corridor is programmed for four-lane. Commissioner Kattelmann asked about a potential increase in freight traffic. Becket noted that with congestion, fog, etc. along the Hwy. 99 and I-5 corridors, truckers are seeing US 395 or Hwy. 6 as alternate routes. As a focus route, US 395 might qualify for extra funding. A multi-county MOU is possible.

B. COMPLIANCE OVERVIEW 2002: Mike Garcia, Compliance Specialist

Last year the number of abandoned vehicles on vacant parcels was reduced from 13 to two. Although county code prohibits vehicle abandonment on public or private property, abandonment still poses a problem in the eastern and northern parts of the county. Burns commended Garcia on pulling together the most comprehensive program in a long time. Commissioner Waite asked about Garcia’s transient rental survey. Garcia said he now knows the location of every transient rental. Commissioner Waite thought more people have been tempted to rent out, to make their house into a motel. He questioned the December/January extension for June Lake ordinance violators. Burns indicated the County had conceded and let them rent out, but now owners have signed a compliance agreement to cease use. Garcia thinks voluntary compliance always works better, as it is easier to enforce their word on a document than to enforce an ordinance. The word will get out, he predicted.

C. SPLIT LAND USE DESIGNATION POLICY: Staff

Burns indicated the workshop’s intent is to suggest ideas, get direction and set up more-formal language. The problem area is Walker, where the plan is to revise boundaries shown on land use maps -- one part residential, the other part mixed use with different provisions. He suggested applying maps, then appealing any conflicts to the Planning Commission. Hartstrom described long, narrow two-acre lots that are divided by the land use designation. The layout is a business in front (mixed use) with a house in back (estate residential). Because rear lots have no paved access, the commercial should be at the front, by 395. Currently, there are about 30 such lots. The policy that the lower-intensity designation shall prevail needs modification. Burns said the land use designation boundary bisecting the lots has not been surveyed, so staff needs to work with property owners and be flexible. Hartstrom noted that staff does not necessarily see and discuss every proposal. Burns suggested returning with specific language for proposed amendments. Commissioner Bush recommended wording it right so people won’t think “they’re after us again.”

D. CENTRAL BUSINESS DISTRICT PARKING: Staff

Burns indicated the county has been struggling with this issue for years. The parking ordinance was patterned after other jurisdictions and seemed reasonable in other counties. Mono needs to look at older districts with insufficient parking. When a business expands, it cannot meet the parking requirement. How much parking reduction should be allowed? Commissioner Bush suggested 50% with four, 25% with two, and it should not be determined by the business location; i.e., the town.

Commissioner Shipley noted that lack of parking leads to parking in other people’s spaces. If the option of reduced parking were made known, everyone would go for it. “We need to develop a

standard somewhere. If it works, deal with the exceptions,” he suggested. Commissioner Bush commented that the intent of the General Plan is to keep towns compact. Businesses are encouraged to stay inside the main area, because going outside demands more parking. Commissioner Bush noted that businesses attract varying numbers of patrons. Burns suggested setting requirements for parking and setbacks. If an owner starts to stress, then offer options.

Commissioner Bush noted that for business expansion, an increase in square footage would have no effect on parking, so suggested a different policy. Commissioner Waite thought if an owner could show customers arrive via public transportation or from lodging next door, the business would not need as much parking. Commissioner Bush asked about parking for patrons only. Magit said private property could be posted. Hartstrom observed people parking at the Bridgeport General Store, and then walking across the street to Rhino’s. Commissioner Waite noted that homeowners in the middle of town park along the street. Staff ought to monitor parking for a year.

Summary: 1) Let staff handle the easier issues (first 25%) and refer more difficult matters to the Planning Commission; 2) implement parking reduction on a sliding scale, with progressive criteria; 3) differentiate between new and expanding businesses; 4) provide internal direction on demonstrating the need for parking; 5) monitor parking for a year; 6) provide offsite parking; 7) set requirements countywide; and 8) address parking at the outset. Magit indicated he would not want people to build up a business and then be shut down for inadequate parking.

7. REPORTS

A. DIRECTOR: Burns noted that Mono County will lose its CAO, effective Jan. 31, 2003. John Wohlmuth has been supportive of planning, so an impact is expected... Intrawest presented its preapplication for feedback from agencies and departments at a June Lake meeting. Once a completed application is submitted, CEQA, etc. would ensue. Then the next step would be a public scoping meeting... At the Planning Commission’s recommendation, the Mono Supervisors approved the water tank for Crowley Mutual Water Co., but not the proposed fire safe regulations. Instead, a comprehensive program with communities will be set up.

B. PLANNING COMMISSIONERS: Commissioner Bush mentioned that Douglas County, Nevada, passed a proposition to limit building to 280 units per year, about half the current number. He predicted an impact on Mono County. Limiting where and how many buildings can be built would drive prices up, he said. Greg Newbry predicted areas of future impact could be Walker and Tri-Valley. Commissioner Bush noted that ranchers might be offered financial incentives to sell... Commissioner Waite said the proposed June Lake skateboard park could not be located on USFS land, because the agency no longer allows urban recreation on its property. Burns noted the trend is to say, “Intrawest should do that.”

8. ADJOURN MEETING: 12:20 p.m.

Respectfully submitted, C.D. Ritter, commission secretary